

2/14/11 - Monday, February 14, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of February 14, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Larson, Kaiser, Kayser, Seymour, Duax, Klinkhammer

Staff Present: Messrs. Tufte, Reiter, Genskow, Ivory

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1477-11) “ Ordinance Amendment, Definition of Tavern

Mr. Tufte presented an amendment to the Zoning Code which was initiated by the Plan Commission to provide a definition for a tavern. The purpose of the definition is to assist staff in the administration of the Zoning Code in determining if a proposed use is a tavern or a restaurant. This definition reflects the language used in the Water Street Commercial Plan to distinguish taverns and restaurants.

No one appeared in opposition.

Mr. Kaiser stated that the use of the word characteristics is confusing in the beginning of the amendment and appeared not to be needed.

Mr. FitzGerald moved to recommend the definition removing the word characteristics from the text. Mr. Kayser seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-1103) “ Home Occupation, 739 Ferry Street

Ms. Luann Perry has submitted a request to allow a home occupation consisting of a barber shop at 739 Ferry Street. The business is a one-chair barber shop to be operated in a room that is attached to the garage. There is adequate parking in the driveway for customers and she expects only 2 persons at any time at the business.

Luann Perry addressed the commission and requested to change the location of the business from the garage to a room near her kitchen in the home due to the cost of utility extensions to the garage. Mr. Tufte stated that she should amend her application form to reflect the change in location.

No one appeared in opposition.

Mr. FitzGerald moved to grant the request for the business as submitted with the change in location to the home. Mr. Kayser seconded and the motion carried.

3. SITE PLAN (SP-1101) “ Oakleaf Addition for Replacement Hospital

Ayres Associates has submitted a site plan for an addition to the Oakleaf facility at 3802 Oakwood Mall Drive for the Surgical Hospital Replacement addition. The site plan shows a 64,000 square foot addition to the southwest of the existing facility. The addition will replace the existing surgical hospital in the building. The building is a two-story facility at 36TM in height and will need approval letters provided by Keystone Corporation and General Growth for the increase in height. They will provide 316 spaces for the facility. The required parking is 222 stalls. They have noted that they have overflow problems and need to provide more parking than allowed by code.

Disa Wahlstrand, Ayres Associates, spoke in support and stated that they are finishing the negotiations for the increase in height. The added width to the curb cut on Oakwood Hills Parkway to 45TM curb cut is needed to provide access for large delivery trucks to the facility in order to make the back-up approach to the loading docks.

Denise Freid-Schepke, from Oakleaf Surgical Hospital, spoke in support. She described the operation and size of the hospital. Construction will begin this spring.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

4. SITE PLAN (SP-1102) “ Addition to CVTC Manufacturing Education Center

Ayres Associates has submitted a site plan for an addition to the CVTC Gateway building at 2320 Alpine Road for the manufacturing education center. The site plan shows a 10,500 square foot addition to the northwest side of the building. This will cause a loss of 31 parking stalls, but 312 stalls will remain on site. Peak enrollment is 170 students and 30 faculty. This facility will add 24 more students to the site.

Disa Wahlstrand, Ayres Associates, spoke in support, and Doug Olson, CVTC, described the exterior facade of the addition.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried. Mr. Seymour abstained.

5. DISCUSSION

A. Sign Code " Mobile Video/Message Center Displays

Mr. Ivory presented for discussion a request to allow a mobile video/message center sign to be displayed in the City. The specific request is for a truck show to be located at the CVTC campus on W. Clairemont Avenue. The sign is a 6TMx11TM video/color sign on the REO Mobile Media semi-truck displayed on both sides of the truck. Mr. Ivory stated the concerns with such a large message center style sign, which is mobile with a changeable message, which can be located adjacent to a high traffic volume street such as Clairemont Avenue. The mobile sign is allowed to be displayed as an interior display only similar to ballparks.

Terry Biddle, 2650 W. Princeton Avenue, spoke in support. He is an organizer of the truck show and the mobile sign is used to generate revenue from exhibitors at the truck show.

Doug Olson, CVTC, stated that this is a good event for CVTC, which will occur in August and draw over 6,000 participants in the three-day show. It will expose people to career programs at CVTC.

After discussion by the Plan Commission, Mr. Kaiser directed staff to research other communities and possible ordinances and to return on March 14, 2011, for more discussion.

B. Subdivision Code Amendment " Town Agreement

Mr. Tufte reviewed with the commission proposed amendments to the Subdivision Code as a result of the new City and Town agreements from negotiations. The proposed amendments would be to Chapter 17.20.040 - Plats Within the Extraterritorial Plat Approval Jurisdiction. Mr. Kaiser directed staff to proceed to set the public hearings on the amendments.

C. 5-year Comprehensive Plan Review

Mr. Tufte presented a plan to provide a 5-year review of the Comprehensive Plan as outlined in the Comprehensive Plan. Mr. Tufte proposed a three meeting process where the former members of the Citizens Advisory Committee and the represented organizations would be invited. The first meeting would provide copies of the plan with the objectives that were implemented. A second meeting would provide opportunity for comments on the plan. The invited persons are there for comment only and not to make decisions. The Plan Commission will make the decisions. The third meeting will be for review.

The Plan Commission approved the process and directed staff to set the meeting dates.

6. MINUTES

The minutes of the meeting of January 31, 2011, were approved.

Joseph Seymour
Secretary